

applicable to said premises, as well as to all repairs and alterations which may be made thereon, as herein stated and provided; and also, at its cost and expense, shall promptly comply with all laws, rules, orders, regulations and requirements of the Board of Fire Underwriters or of any similarly constituted body, and will use no part of said demised premises for any unlawful purpose. Upon failure to so comply with any of the foregoing requirements, Lessor may, at its option, after ten (10) days written notice to Lessee of its intention so to do, comply with the same for and on account of Lessee, and the cost of such compliance shall be paid with interest at eight (8%) percent to Lessee upon demand.

15. Liens. By the provisions of this lease, Lessee is required to keep the demised premises in repair, and bear the cost of any alterations, additions or improvements made by it. If any materialmen's, mechanic's or other liens are filed against the demised premises in connection with any such work, the cost of which is to be paid by Lessee, Lessee will not permit any such liens to stand against the demised premises, and it is agreed that Lessee, upon giving written notice to Lessor of its intent to contest the same, shall secure the discharge of the property from such liens by filing bond pursuant to Section 29-5-10 of the Code of Laws of South Carolina, (1976), or any subsequent statute which might replace the same, and pending such legal proceedings, Lessor shall have the right to pay, remove or discharge any such mechanic's or materialmen's lien or judgment thereby contested, and any delay of Lessee in paying the same until final determination for such disputed matter shall not be deemed a default of the conditions of this lease.

16. Default Clause. In the event of the failure of Lessee to make any rental payment when due or to comply with any agreement or covenant herein made, and should Lessee remain so in default for a period of thirty (30) days after written notice thereof to Lessee, or in the event that Lessee is placed in voluntary or involuntary bankruptcy or receivership, or is placed in any sort of insolvency or reorganization due to insolvency proceedings under State or Federal law, then in any of such

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